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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT  
(H1)**

DRAFT VARIATION TO CHANGE OF LAND USE FROM TRANSPORTATION USE TO COMMERCIAL USE IN SY.NO. 181/P, 190/P, 195/P, 196/P, 202/P, 203/P, 207/P, 701/P, 703/P TO AN EXTENT OF 4933 SQMT OUT OF TOTAL EXTENT OF AC6.60 AND REALIGNMENT OF PROPOSED 24.0MT WIDE MASTER PLAN ROAD AND DELETION OF PART OF PROPOSED 12.0MT WIDE MASTER PLAN ROAD OF TIRUPATI

*[Memo No.1037829/H1/2019, Municipal Administration & Urban Development (H1) Department, 3<sup>rd</sup> December, 2019]*

**APPENDIX**  
**NOTIFICATION**

The following Draft Variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.112, Municipal Administration & Urban Development (H1) Department, Dated.08.03.2019 for which it is proposed to make an exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 hereby published of the said Act.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect to these before the expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Vice Chairman, Tirupati Urban Development Authority / Secretary, Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

**DRAFT VARIATION**

The site is falling in 181/p, 190/p, 195/p, 196/p, 202/p, 203/p, 207/p, 701/p, 703/p to an extent of 4933 Sqmt out of total extent of Ac 6.60 of Tirupati Urban Mandal. The boundaries of the site are given in the schedule below, which was earmarked for Transportation use, in Tirupati Urban Development Authority Region and its vicinity Plan, sanctioned in G.O.Ms.No.112, Municipal Administration & Urban Development (H1) Department, Dated.08.03.2019 is now proposed to be designated as Commercial Use in the site marked as W,X,Y,Z, along with the realignment of 24 m wide Master Plan road marked as A,B to A,C,D,E with width of road from A to C as 30 m, C to D as 24 m and D to E as 30m and deletion of part of 12 m wide proposed MP road (marked as Q,R) on Southern side up to Municipal drain which is shown in modification Variation Plan No.1/2019 of Tirupati Urban Development Authority and which is available in the office of the Tirupati Urban Development Authority, Tirupati, **subject to the following conditions that;**

1. The applicant shall take prior approval from the competent authority before commencing any development work in the site under reference.
2. The applicant has to pay the development charges to Tirupati Urban Development Authority, Tirupati.
3. Vesting of road area (Passing in the railway land) with the Municipal Corporation for public purpose to meet the traffic needs of the city. To this effect the Railway authorities shall give an undertaking in writing.
4. Parking requirement shall be provided as per A.P. Building Rules based on built-up area and also additional parking to meet the requirement of railway passengers.
5. 12m wide MP road shall be connected (by the formation of culvert on the municipal drain with a clear width of 12m) to the 24m wide MP road in (Realignment road) the south side of the railway site.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

North	:	Proposed platform in existing railway land.
East	:	Proposed realignment of 30mts wide master plan road.
South	:	Proposed realignment of 24mts master plan road.
West	:	Proposed realignment of 30mts wide master plan road.

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